

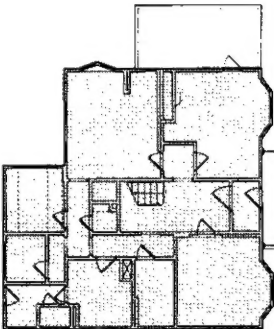
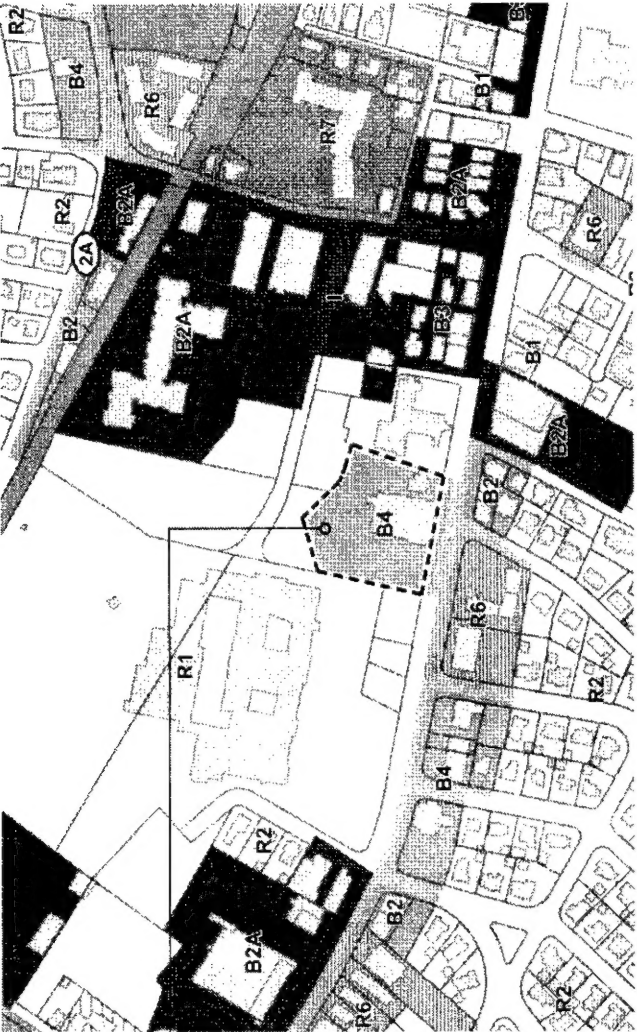
# Existing Conditions

AS OF THE ARB HEARING  
APPROXIMATELY ONE YEAR AGO

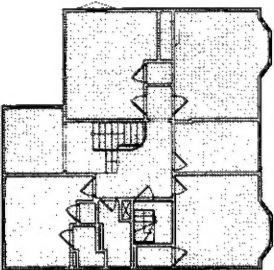
EXISTING BUILDING SUMMARY

821 Massachusetts Ave, Arlington MA

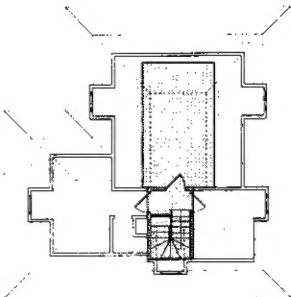
Zoning District: B4 - Vehicular Oriented Business District  
Building Use: Office  
Lot Area: 12,990 sq. ft.  
Gross Floor Area: 2,920 sq. ft.  
Floor Area Ratio: 2-1/2 Stories  
Building Height: 33.3 ft.



GROUND FLOOR - GSF

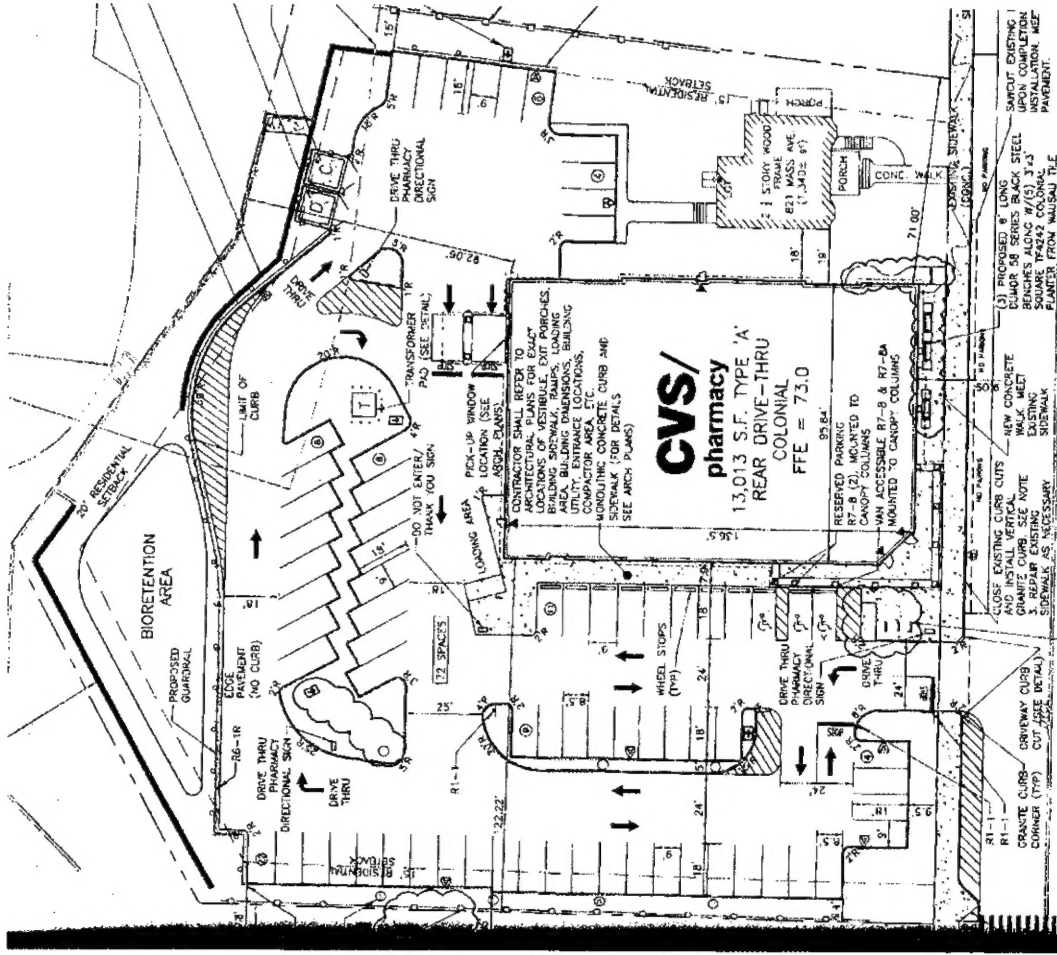


SECOND FLOOR - GSF



THIRD FLOOR - GSF

EXISTING BUILDING SUMMARY



# MASSACHUSETTS AVENUE

## EXISTING PLOT PLAN

821 MASS. AVE

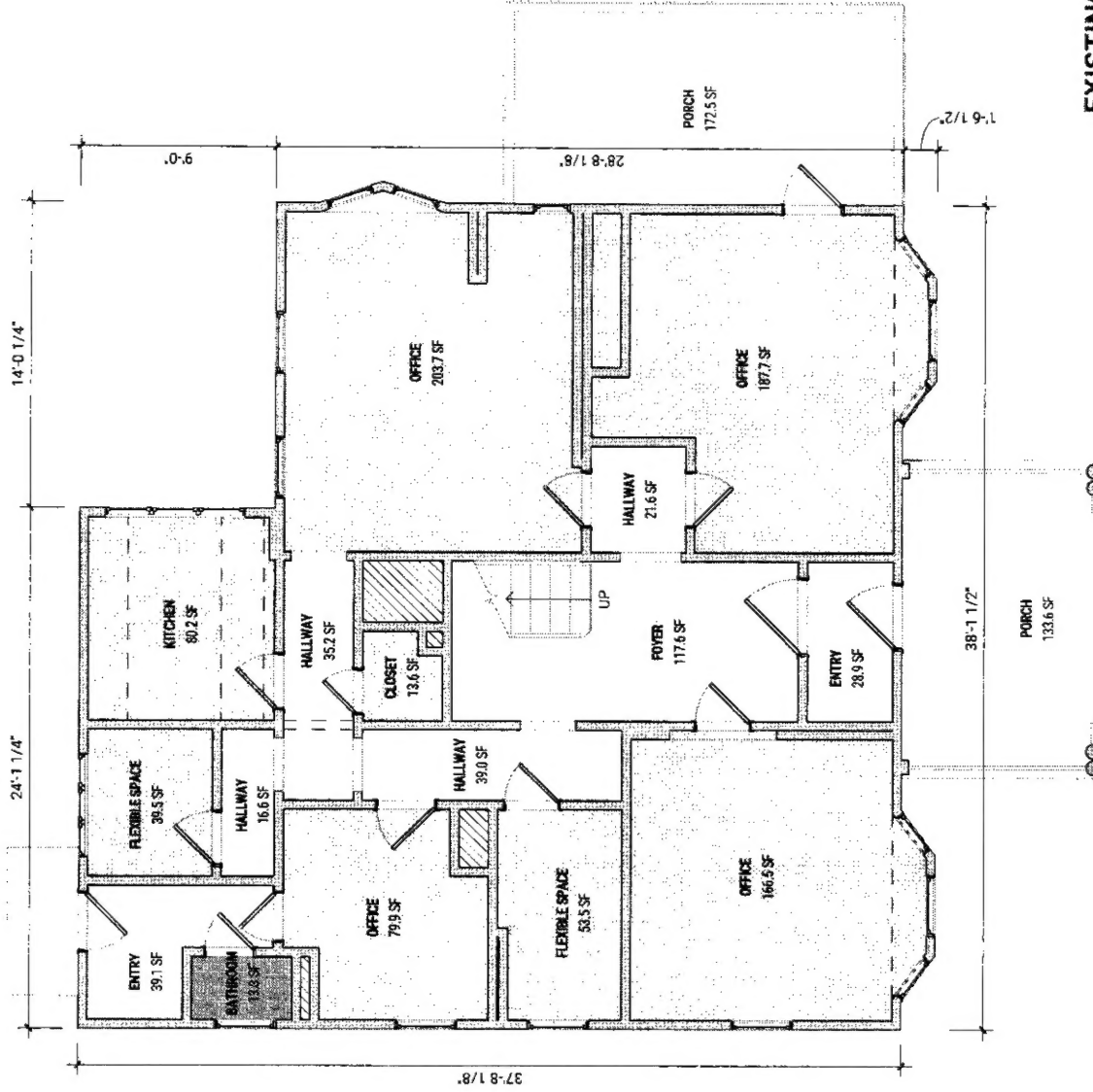
02-24-2020

Existing Conditions

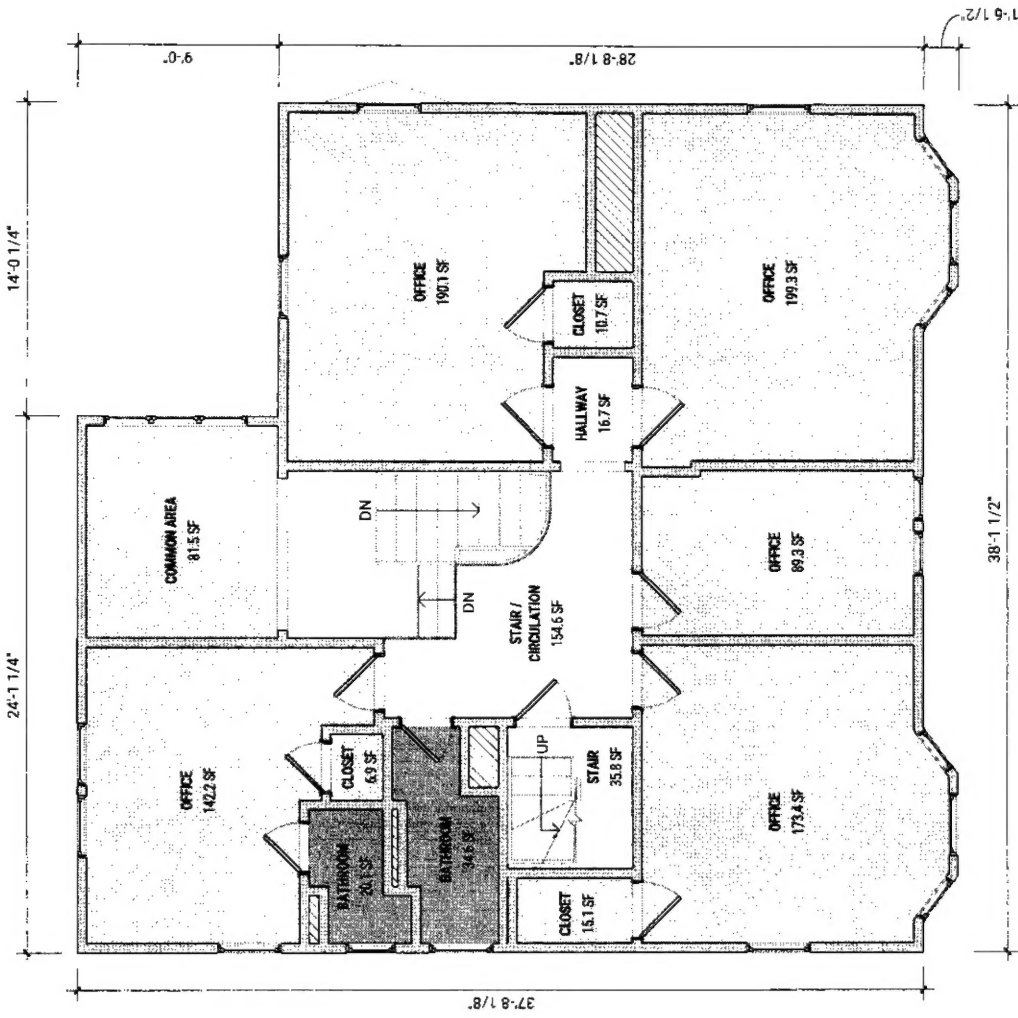
Comprehensive Design Progress Package

pg 4

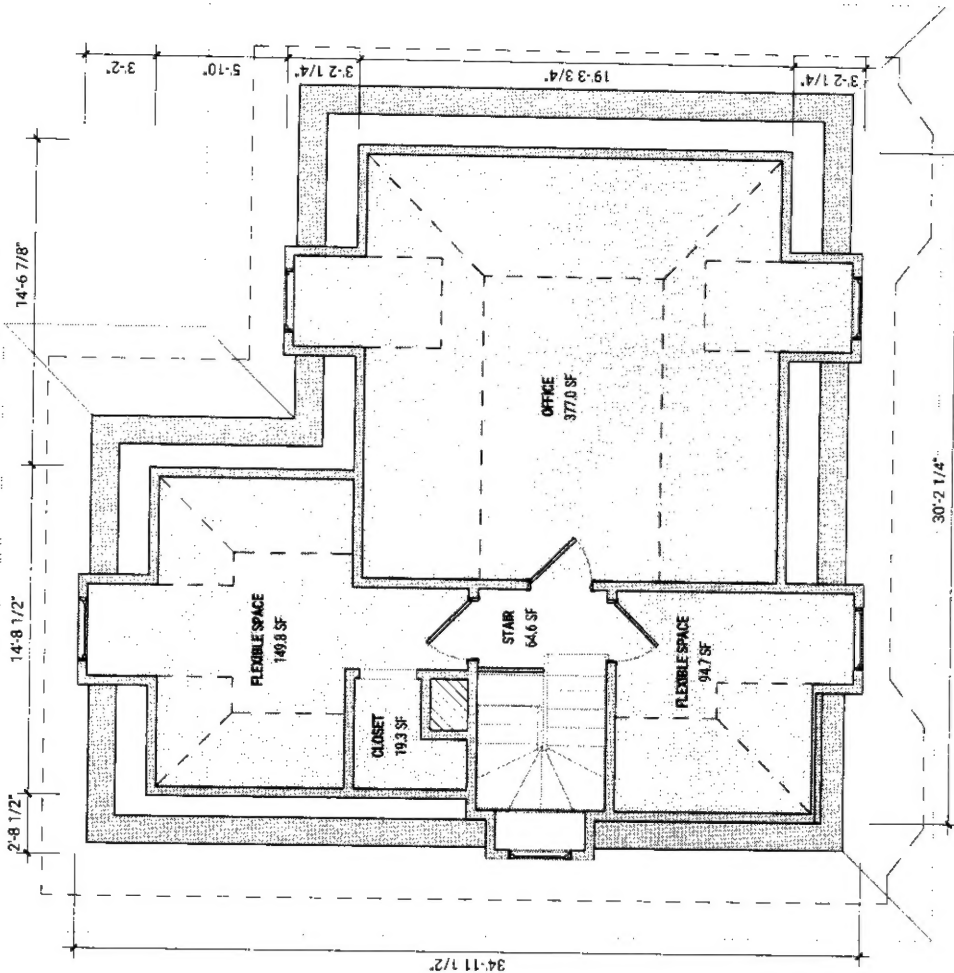
01



**EXISTING GROUND FLOOR PLAN**



EXISTING SECOND FLOOR PLAN



# EXISTING CONDITIONS

- COMMON CIRCULATION
- USABLE AREA
- BATHROOM

## EXISTING THIRD FLOOR PLAN

821 MASS. AVE

Existing Conditions

02.24.2020

Comprehensive Design Progress Package

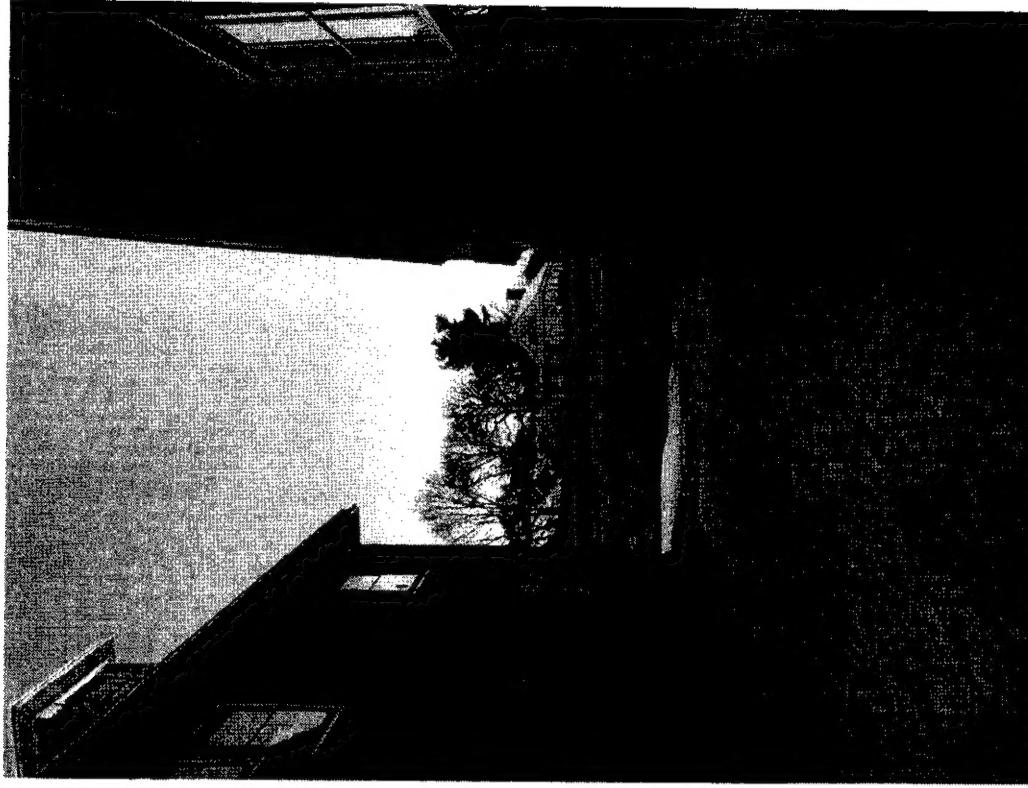
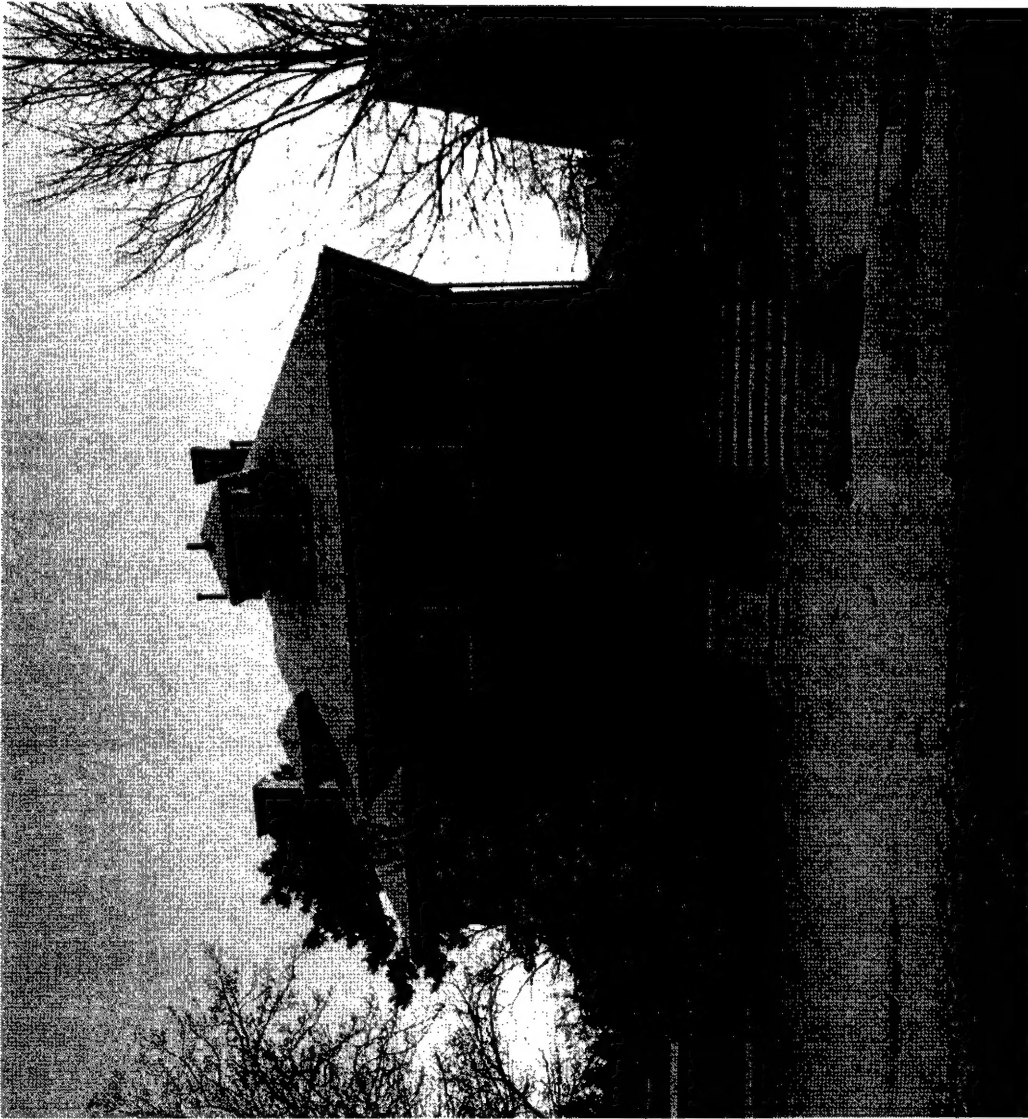
pg 7

01

ME DS A+P



EXTERIOR PHOTOGRAPHS



## EXTERIOR PHOTOGRAPHS

**MFDS**  
**A+P**

**821 MASS. AVE**

### Comprehensive Design Progress Package

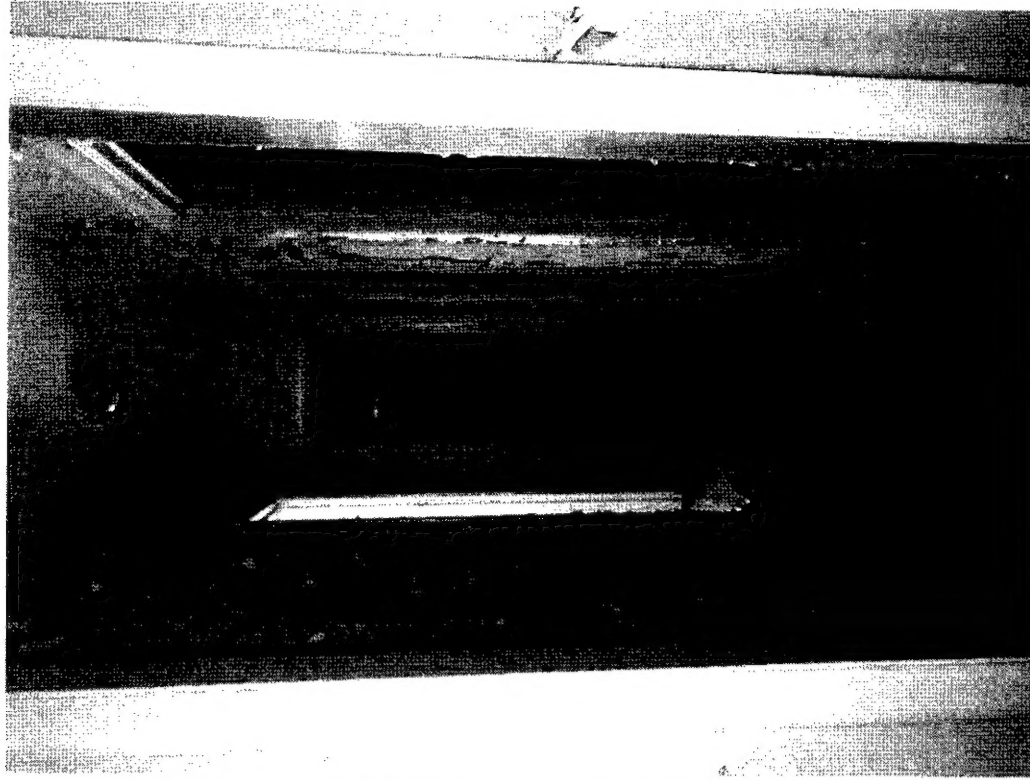
02/24/2020

### Existing Conditions

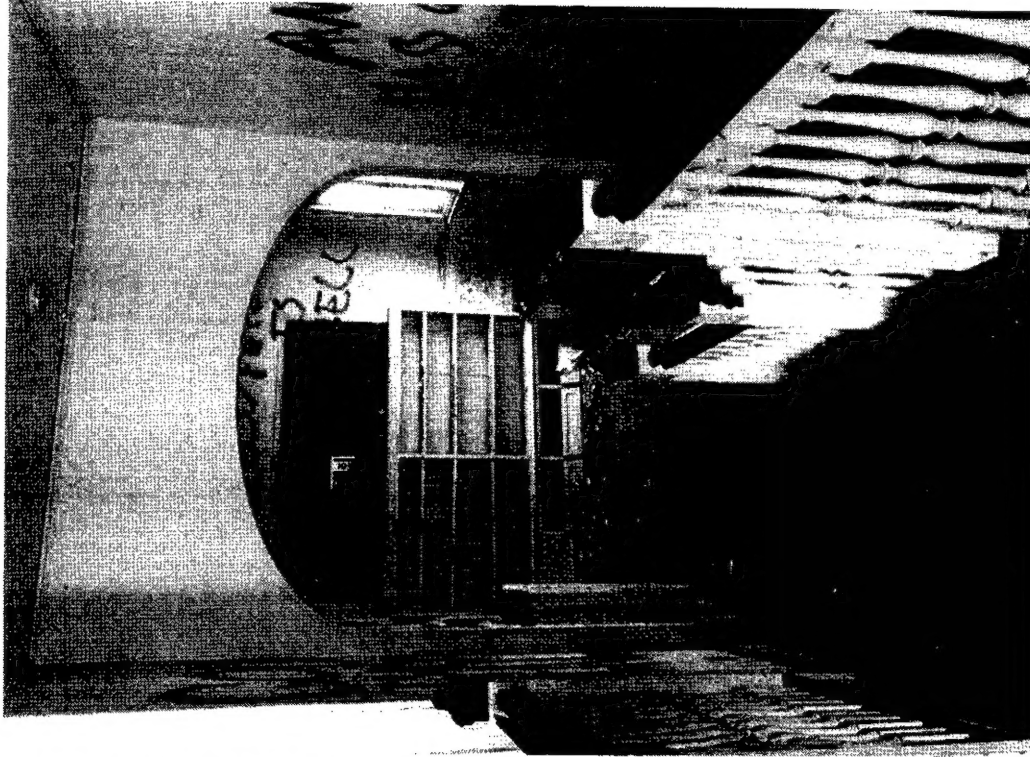
**01-9**

10

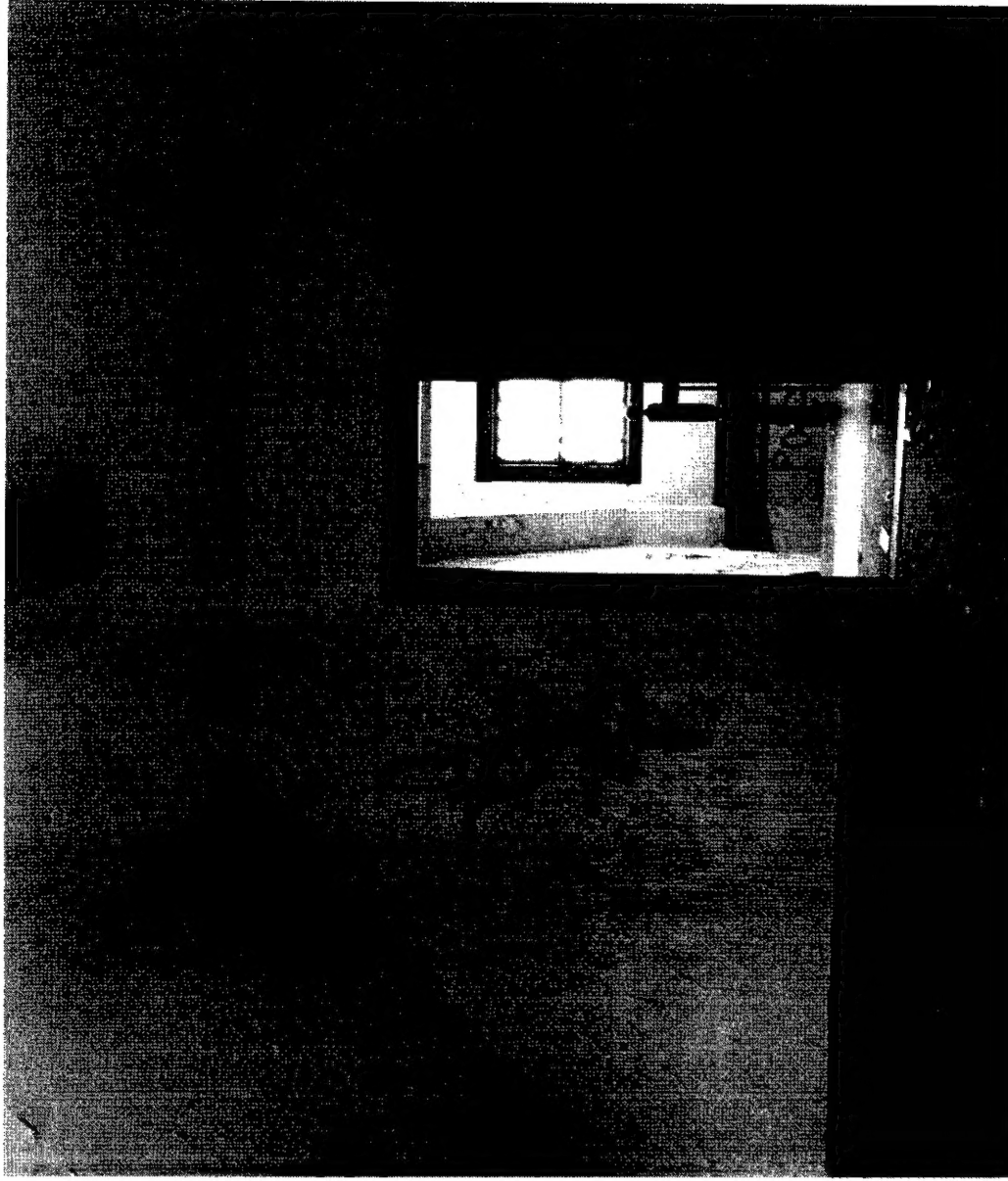
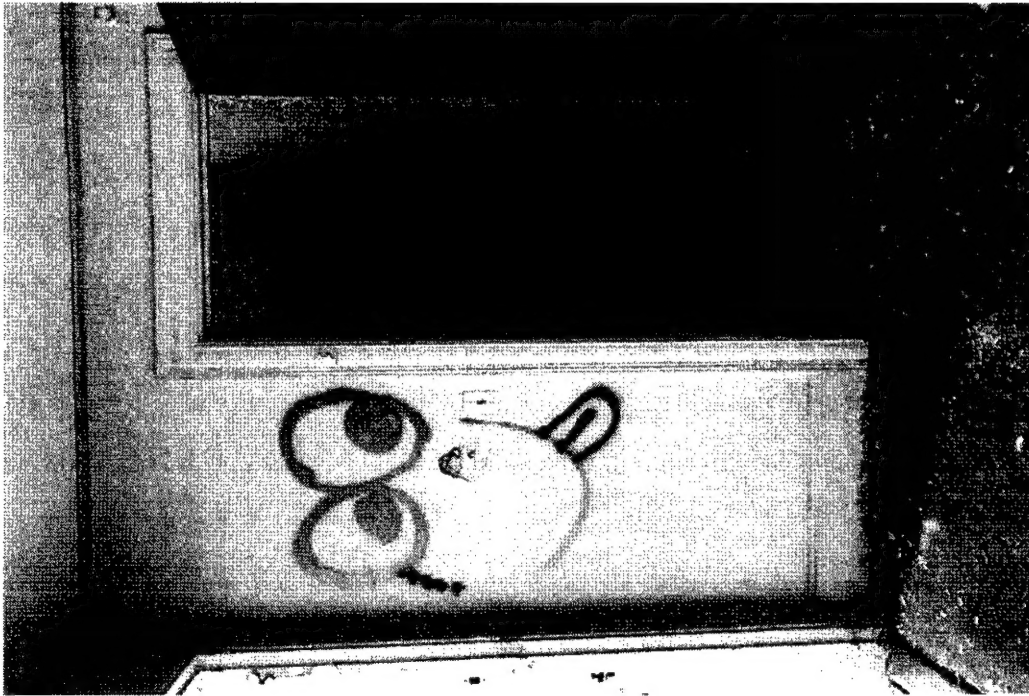




**INTERIOR PHOTOGRAPHS**



INTERIOR PHOTOGRAPHS



## INTERIOR PHOTOGRAPHS

MF  
DS  
A+P

**821 MASS. AVE**

Comprehensive Design Progress Package

02-24-2020

Existing Conditions

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01

821 MASS. AVE. INTERIOR PHOTOGRAPHS